

**HOUSING AUTHORITY OF  
ST. MARY'S COUNTY, MARYLAND  
BOARD OF COMMISSIONERS MEETING**  
Meeting held September 14, 2011

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**MINUTES**

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**Present:** Robert Gant, Jr., Chair, Commissioner  
Jan Barnes, Co-Vice Chair, Commissioner  
Joan Gelrud, Co-Vice Chair, Commissioner  
Andrew Kozak, Commissioner  
Darlene Johnson, Commissioner  
Agnes Butler, Commissioner  
Stephanie Proctor, Commissioner  
Bob Schaller, Director, DECD  
Dennis L. Nicholson, Secretary  
Crystal Wojciechowski, Recorder  
Chris Longmore, Workforce Housing Task Force

**Call To Order:**

The meeting was called to order by Dennis Nicholson at 5:45 p.m.

**Consideration of Minutes**

Minutes from previous Housing Authority Board meetings on April 13, 2011, May 11, 2011, June 8, 2011 and August 10, 2011 were reviewed and discussed. Motion to approve minutes by R. Gant, and seconded by J. Barnes. All in favor. Motion carried. Minutes approved.

**Resolution 2011-04**

D. Nicholson reviewed a Public Information Notice posted in *The Enterprise* on September 2, 2011, relating to HASMC's Streamlined Annual PHA Plan for FY 2012. The Notice informs the public that the Plan is available for public review on October 14, 2011 at 5:00 PM prior to submitting the plan to HUD. The Annual Plan will be submitted electronically on October 18, 2011.

Resolution 2011-04 PHA Certifications of Compliance with the PHA Plans and Related Regulations is a required document in the Annual PHA Plan submission and must be signed by the Chair of the Housing Board. R. Gant requested that he have additional time to review and make comments on the PHA Plan. Resolution 2011-04 will be signed at the next Board meeting scheduled for October 12, 2011. J. Barnes made a motion to allow R. Grant permission to sign Resolution 2011-04 after review, seconded by S. Proctor. All in favor. Motion carried.

**Hurricane Irene**

HASMC is currently working with approximately twenty-five (25) families on a case by case basis that were displaced due to Hurricane Irene. Most of HASMC’s properties did not sustain much damage. Holland Forrest Landing Public Housing Development lost power for approximately three days. A town home in Colony Square sustained a large amount of damage due to a fire. When power was lost at this unit the burner was left on. As power was returned the unit sustained a fire. The tenant residing in this unit has been relocated temporarily as the unit is repaired. HASMC’s insurance is covering all damage and repairs. Another town home on Shangri-La drive sustained minimal roof damage due to a fallen tree. This has already been repaired.

St. Mary’s County established a Disaster Relief Center shortly following the Hurricane. This Center was staffed by representatives from the Department of Housing and Community Development (DHCD), the Department of Social Services (DSS) and other local agencies in the County.

**Chamber of Commerce Workforce Housing Task Force- Chris Longmore**

D. Nicholson introduced Chris Longmore to the HASMC Commissioners. D. Nicholson and J. Barnes are currently participants in the Workforce Housing Taskforce. C. Longmore stated that he is here to discuss a working presentation that the task force would like to present to the BOCC in the future. Workforce housing is specifically targeted to those families who are working and is catered to families that gross between \$30,000 and \$89,000 of annual income. Families that fit into these income limits may be unable to afford mortgages or market rents within the County. While the task force has been active in the last few years and has received a budget from the BOCC, the Workforce Housing Task Force’s goal is to increase incentives within the community that would increase workforce housing for this specific population. Incentives could include, but are not limited to, flexibility of zoning laws (i.e. open space requirements) for developers who donate land or pay a fee to the task force. This land and/or fee could be utilized to increase the housing stock of additional affordable workforce housing throughout the County. This working presentation will be finalized and presented to the BOCC.

**Motion to adjourn**

Motion to adjourn by R. Gant, seconded by A. Butler. All in favor. Motion carried.

Quorum Broken - Meeting adjourned at approximately 7:50 p.m.

SUBMITTED:

ACCEPTED BY:

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Dennis L. Nicholson, Secretary

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Robert Gant Jr., Chair